

MINUTES OF THE HOWARD COUNTY PLANNING BOARD – July 8, 2009 7:08 P.M.

Members Present: Dave Grabowski, Chairperson; Gary Rosenbaum, Vice-Chair; Tammy CitaraManis; Paul Yelder

Members Absent: Linda Dombrowski

DPZ Staff Present: Marsha McLaughlin; Jeannine Matthews, Randy Clay

Mr. Grabowski opened the public hearing at approximately 7:08 p.m.

PB 386 – Waverly Overlook

Ms. Maenhardt presented an overview of the plan, stating the request for approval of the construction of 26 single-family detached dwelling units, 5 open space lots and other site improvements on 13.504 acres. She stated the Howard County Zoning Regulations allows for density exchange in certain instances to R-20 (Residential: Single) zoned properties developed pursuant to R-ED.

Joe Rutter, 5300 Dorsey Hall Drive, Ellicott City 21042, Representing Developer Waverly Overlook, stated that the final construction plan drawings have been signed by County. He emphasized that Waverly Overlook was not part of the existing Waverly Woods. He further stated that the project was well buffered from road and surrounding properties and that SWM was contained in the forest conservation easement.

Terry Fischer, Fisher Collins & Carter stated that the plan provides more function for residents who live in the community. He explained that the property went from 4 to 6 open space lots and that all lots had been moved away from Frederick Road.

Ms. CitaraManis questioned if some of the square footage could be lowered. Mr. Fisher stated that it could be done and that between the preliminary stage and the final stage things would be adjusted.

Ben Williams of 11293 Marriottsville Road spoke in opposition of the plan stating his concerns regarding loss of water control, contamination and drainage.

Motion:

Mr. Yelder motioned to approve the staff report and Mr. Rosenbaum seconded the motion.

Discussion:

Ms. CitaraManis stated that the plan was an incredible benefit with the increased open space, forest conservation and the natural berm would assist in noise reduction.

Mr. Rosenbaum, Mr. Yelder and Mr. Grabowski were all in agreement with Ms. CitaraManis.

Vote:

4 Yea

0 Nay. The motion was carried.

SP-09-04 – Riverside Overlook

Mr. Sheubrooks presented an overview of the plan for approval of a PES, for the subdivision of 27 single family detached lots. He also stated the plan is for 1 buildable lot to be used for an approved conditional use for offices and education programs for the Church of God as well as 4 open space lots on. Mr. Sheubrooks explained the location of the parcel as well as the history. He stated that the staff recommended approval and that the plan effectively, preserves and minimizes the limits of disturbance of the environmental resources as much as possible.

Ms. CitaraManis stated her concern regarding existing homes on property.

Mary Steward of 1817 Mooseberger Ct., Columbia, Riverside Estates spoke in opposition of the plan stating her concerns regarding traffic issues and the amount of development in the area.

Motion:

Mr. Rosenbaum motioned to approve the staff report and Mr. Yelder seconded the motion.

Discussion:

Mr. Rosenbaum stated that the staff report was well written and presented and that it was a good use of legislation.

Mr. Yelder stated that he did not like the concept, and stated his concerns that the parcel was too small, but that he appreciated the preservation of wetlands.

Ms. CitaraManis stated her concerns regarding noise abatement and would like to condition the approval.

Mr. Grabowski stated his agreement with his colleagues.

Vote:

4 Yea

0 Nay. The Motion was carried.

Mr. Grabowski closed the public hearing at approximately 9:15 p.m.

ZB 1080M – High's of Baltimore, Inc.

Bill Erskine asked to be excused and requested a continuance. Mr. Grabowski stated that the Board would discuss dates at the meeting on July 9, 2009 and would contact the petitioner.

ZB 1077M

Staff recommended approval of the proposal for a zoning map amendment to rezone the property from the current R-20 (Residential: Single) District to the OT (Office Transition) District. Access would be via a 30' wide driveway from Frederick Road. The hours of operation are 6:00 – 10:00 p.m. 7 days per week. The PDP depicts landscaping consisting of evergreen trees and shrubs between the parking lot and SWM facility. Staff stated that the plan did meet the criteria for rezoning.

Ms. CitaraManis questioned who determined the buffer as well as the definition of a sight distance easement.

Andrew Robinson, Petitioner, stated that intended to maintain existing buffers and that the plan shows that the parcel is well buffered from the residential uses to the South as well as Frederick Road. He also stated that it would supplement the existing community and not stand out.

Ms. CitaraManis questioned if retail could end up in the space. Mr. Robinson stated that the OT zoning would limit the uses.

Larry Jeter, of 3605 Plat Court, spoke in support of the proposal stating that existing properties are worn down and that the office would add to the area.

David Powell, of 5359 Sunnyfield Court, Ellicott City stated that the area needs more of this type of development and that it was a good use of space.

Motion:

Ms. CitaraManis motioned to accept staff's recommendation of approval, with restrictions regarding landscape buffer and weekend hours. Mr. Yelder seconded the motion.

Discussion:

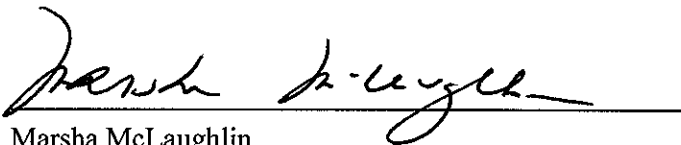
Board was impressed with the thoroughness of the amended submission and stated that it worked well in the community. They also stated their concerns regarding parking and that the plan would need an enhanced buffer

Vote:

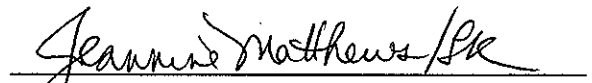
4 Yea

0 Nay. The Motion was carried.

THERE BEING NO FURTHER BUSINESS, THE PLANNING BOARD ADJOURNED AT 10:48 P.M.



Marsha McLaughlin
Executive Secretary



Jeannine Matthews
Recording Secretary